



**CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT
DRAFT MITIGATED NEGATIVE DECLARATION – MST2005-00156**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970," as amended to date, this Final Mitigated Negative Declaration has been prepared for the following project:

PROJECT LOCATION: 3757-3771 State Street

PROJECT PROPONENT: Regency Centers

PROJECT DESCRIPTION:

The project consists of the demolition of all existing structures (56,545 sq. ft.) and site improvements, and the construction of four new buildings consisting of 72,209 square feet of commercial/retail space, 15 residential units (13 market rate, 2 moderate-income affordable) comprising approximately 30,356 square feet of living space, and 303 parking spaces. The project site is comprised of four parcels, of which three would be merged, resulting in two parcels.

One of the new buildings (referred to as the "Whole Foods/Circuit City" building) would be occupied by Whole Foods Market and Circuit City (an electronics store) and would contain 13 of the proposed residential units. This 63,796 square foot, three-story building would be located in the southern portion of the site, adjacent to San Roque Creek. Whole Foods Market is anticipated to occupy 43,017 square feet, adjacent to a 20,779 square foot Circuit City. Beneath these two uses is a truck receiving area and access to a small subterranean parking lot. Thirteen of the proposed residential units would be constructed above the commercial space.

At the southwest corner of State and Hitchcock, a three-story building containing 2,936 square feet of commercial space and two residential units is proposed (referred to as the "Shops" building).

A one-story 4,273 square foot building, anticipated to be occupied by Citibank, would front State Street along the western portion of the site (referred to as the "Citibank" building).

Along the western property boundary, a new one-story 1,204 square foot retail building is proposed (referred to as the "Retail" building).

Required Permits: In order for the project to proceed, the following discretionary approvals are required by the Planning Commission:

1. Development Plan approval for 66,732 square feet of development in the C-P Zone (SBMC §28.54.120);
2. Transfer of Existing Development Rights (TEDR) for Measure E purposes to transfer 3,227 square feet from APN 017-021-032 (208-222 East Yanonali Street) to APNs 051-040-046, -052, and -053; and 1,187 square feet from APN 017-021-032 (208-222 East Yanonali Street) to APN 051-040-049 (Existing Taco Bell site) (SBMC §28.95.030);
3. Development Plan approval for a net increase of 12,227 square feet of non-residential development from the minor and small additions categories and from the proposed TEDR for APNs 051-040-046, -052, and -053 (SBMC §28.87.300);
4. Development Plan approval for a net increase of 3,437 square feet of non-residential development from the minor and small additions categories and from the proposed TEDR for APN 051-040-049 (Existing Taco Bell site) (SBMC §28.87.300);
5. Development Plan approval for a TEDR of 4,414 square feet of non-residential development from APN 017-021-032 to APNs 051-040-046, -049, -052, and -053 (SBMC §28.87.300);
6. Lot Merger of three contiguous parcels (APNs 051-040-046, -052 and -053) (SBMC Chapter 27.30);
7. Tentative Subdivision Map for a one-lot subdivision of the newly merged lot to create fifteen residential condominium units and one commercial condominium unit (SBMC 27.07 and 27.13);
8. Tentative Subdivision Map for a one-lot subdivision of APN 051-040-049 to create two commercial condominium units (SBMC 27.07 and 27.13);
9. Modification to provide less than the required number of parking spaces (SBMC §28.90);
10. Modification of the required front yard setback along State Street (SBMC §28.54.060 and 28.45.008);
11. Modification of the required front yard setback along Hitchcock Way (SBMC §28.54.060 and SBMC §28.45.008); and
12. Design Review by the Architectural Board of Review for mixed-use development (SBMC §22.68.040).

MITIGATED NEGATIVE DECLARATION FINDING:

Based on the attached Initial Study prepared for the proposed project, it has been determined that, with implementation of identified required mitigation measures, the proposed project will not have a significant effect on the environment.

D A Andalaro
Environmental Analyst

5-1-08
Date